

# Exhibit P

**Proper Title, LLC**

180 North LaSalle Street, Suite 1920  
Chicago, IL 60601  
Phone: (312)702-2782 Fax: (312) 624-9403

**Settlement Statement**

**Settlement Date:** 07/31/2019  
**Disbursement Date:** 08/01/2019  
**Order Number:** PT19-49779  
**Escrow Officer:** Beth LaSalle

**Buyer:** Maynard - 5101 N. Sheridan LLC, a Delaware limited liability company  
135 Crossways Park Drive, Suite 401  
Woodbury, NY 11797

**Seller:** Chicago Title Land Trust Company, as successor trustee to Lasalle Bank National  
Association as trustee under Trust Agreement dated 11/17/77 and known as Trust No.  
25-2956  
10 S LaSalle Street, Suite 2750  
Chicago, IL 60603

Chicago Title Land Trust Company, successor trustee American National Bank and  
Trust Company of Chicago, as trustee under the provisions of a certain trust  
agreement, dated the 3rd day of November, 1987 and known as trust number  
103917-04  
10 S. LaSalle Street, Suite 2750  
Chicago, IL 60603

**Lender:** KeyBank National Association  
66 South Pearl Street, 7th Floor  
Albany, NY 12207

**Property:** 5101-5123 North Sheridan Road and 949-955 Foster Avenue  
Chicago, IL 60640

Seller		Buyer	
Debit	Credit	Debit	Credit
	22,000,000.00	22,000,000.00	
	<b>Total Consideration</b>		
	Purchase Price		
	Principal Amount of New Loan		27,500,000.00
	Good Faith Deposit		50,000.00
	Deposit of Earnest Money		1,200,000.00
	<b>Prorations/Adjustments</b>		
113,329.29	2019 Real Estate Taxes		113,329.29
15,565.00	August prepaid rent and misc tenant credit balances		15,565.00
	<b>Payoffs</b>		
867,464.98	Settlement to Ghousia Jabbar Khan		
	Total Payoff		867,464.98
3,017,592.76	Payoff to Axos Bank		
	Total Payoff		3,017,592.76
2,950,000.00	Payoff to Praesumo Capital, LLC		

**Settlement Statement**

Seller		Buyer	
Debit	Credit	Debit	Credit
	<b>Payoffs (continued)</b>		
	Total Payoff		2,950,000.00
2,980,618.29	Payoff to Axos Bank		
	Total Payoff		2,980,618.29
	<b>Loan Charges \$15,471,362.00</b>		
	Origination Fee	137,500.00	
	Flood Determination	24.00	
	Appraisal Fee	5,031.00	
	Upfront Cost Analysis Report	2,520.00	
	Undisbursed Funds	14,651,287.00	
	Operating Reserve	675,000.00	
	<b>Escrow Charges \$6,900.00</b>		
3,300.00	Deed and Money Escrow Fee	3,300.00	
300.00	Post Closing Escrow Fee		
	<b>Title Charges \$41,146.00</b>		
175.00	Commitment Update Fee		
500.00	Extended Coverage Endorsement		
250.00	GAP Coverage	250.00	
3.00	Illinois Policy Fee		
	ALTA Endorsement 9.2-06 (Covenants, Conditions and Restrictions - Improved Land - Owner's Policy)	400.00	
40.00	Wire Transfer Fee	40.00	
	ALTA Endorsement 25-06 (Same As Survey)	400.00	
50.00	Seller CPL Fee		
	ALTA Endorsement 17-06 (Access and Entry)	400.00	
300.00	Work Charge		
	Policy Update Fee	175.00	
	Buyer CPL Fee	25.00	
	ALTA Endorsement 18.1 (Multiple Tax Parcel)	300.00	
50.00	Recording of Release Doc Fee		
100.00	Recording of Release Service Fee		
	ALTA Endorsement 3.1-06 (Zoning - Completed Structure)	3,000.00	
	ALTA Endorsement 26-06 (Subdivision)	300.00	
	ALTA Endorsement 17.2-06 (Utility Access)	300.00	

### Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
			<b>Title Charges (continued)</b>
		400.00	ALTA Endorsement 19.1-06 (Contiguity - Single Parcel)
		300.00	Original Signature (Electronic) Endorsement - Illinois
		300.00	Arbitration Endorsement - ALTA 2006 Owner's Policy - Illinois
175.00			Title Indemnity Processing Fee
600.00			Water Certificate Service Fee (x3)
		300.00	ALTA Endorsement 28.1-06 (Encroachments - Boundaries and Easements)
		300.00	Encroachment Endorsement - Municipal
		300.00	Blank Endorsement
17,600.00			Owner's Policy Premium
		5,500.00	Additional Insurance
		25.00	Lender CPL Fee
		3.00	Illinois Policy Fee
		600.00	Money Lender's Escrow Fee
		85.00	APLD Fee
		600.00	Loan Policy Premium
		0.00	ALTA Endorsement 25-06 (Same As Survey)
		0.00	ALTA Endorsement 17-06 (Access and Entry)
		0.00	ALTA Endorsement 18.1 (Multiple Tax Parcel)
		0.00	ALTA Endorsement 3.1-06 (Zoning - Completed Structure)
		0.00	ALTA Endorsement 26-06 (Subdivision)
		0.00	ALTA Endorsement 19.1-06 (Contiguity - Single Parcel)
		0.00	ALTA Endorsement 28.1-06 (Encroachments - Boundaries and Easements)
		600.00	ALTA Endorsement 34-06 (Identified Risk Coverage)
		250.00	ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy)
		250.00	ALTA Endorsement 22-06 (Location)
		250.00	ALTA Endorsement 6-06 (Variable Rate Mortgage)

### Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
			<b>Title Charges (continued)</b>
		250.00	ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)
		250.00	ALTA Endorsement 24-06 (Doing Business)
		250.00	ALTA Endorsement 27-06 (Usury)
		300.00	ALTA Endorsement Dimunition
		100.00	Preparation & Filing Fee UCC1/Delaware Secretary of State
		0.00	ALTA Endorsement 17.2-06 (Utility Access)
		0.00	Encroachment Endorsement - Municipal
		0.00	ALTA Endorsement (Blank)
		1,500.00	Construction Set Up Fee
		3,000.00	Construction Draws (10)
			<b>Recording Charges \$264,588.00</b>
		196.00	Deed Recording Fee (2) to Cook County Recorder
22,000.00			State Transfer Tax to Cook County Recorder of Deeds
11,000.00			County Transfer Tax to Cook County Recorder of Deeds
		165,000.00	City Transfer Tax - Buyer to City of Chicago - Dept of Finance
66,000.00			City Transfer Tax - Seller to City of Chicago - Dept of Finance
		98.00	Mortgage Recording Fee to Cook County Recorder
		98.00	Assingment of Rents Recording Fee to Cook County Recorder
		98.00	UCC1 Recording Fee to Cook County Recorder
98.00			Release Recording Fee to Cook County Recorder
			<b>Miscellaneous Charges</b>
70,000.00			TI for Mechanic's Lien to Proper Title TI
		2,450.00	Survey to Certified Survey, Inc. Order No. 140410
		2,450.00	Survey to Certified Survey, Inc. Order No. 66429-Y
		6,400.00	Payment to EBI Consulting Invoice Number SIN099695

## Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
	<b>Miscellaneous Charges (continued)</b>		
	Legal Services to Flanagan / Bilton LLC Invoice Number: 59885	1,000.00	
	Principal / Architect / Travel to Hirsch MPG LLC Invoice Number 19028-02	2,080.24	
	Principal / Architect to Hirsch MPG LLC Invoice Number 19028-01	2,500.00	
	Principal / Architect / Travel to Hirsch MPG LLC Invoice Number 19028-03	10,921.90	
	Reimbursement of Talon Air Invoice to MKCK 2	18,235.23	
	Payment to The Planning & Zoning Resource Company Invoice #: I129782-1	2,464.04	
	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153846	1,311.00	
	Acquisition Fee to Willowcrest Avenue LLC 563RU455	330,000.00	
	Professional Services Rendered to Daspin & Aument, LLP Invoice 81368	1,454.72	
	Professional Services Rendered to Daspin & Aument, LLP Invoice 81369	1,379.00	
	Fees and Expenses to Haynes and Boone, LLP Invoice Number: 058670-002A	15,907.50	
	Services Rendered to Estreich & Company	178,750.00	
	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153785	554.49	
	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153783	365.00	
	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153784	365.00	
	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153692	470.00	

**Settlement Statement**

Seller		Buyer	
Debit	Credit	Debit	Credit
			<b>Miscellaneous Charges (continued)</b>
		945.04	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #153535
		228.11	Payment to National Registered Agents, Inc. d/b/a Triad Profe Invoice #154019
		54,252.01	Diligence Services Rendered to CLK Multifamily LLC
		600.00	Professional Services Rendered to Cary G. Schiff & Associates 50784A
		473.00	Commercial Umbrella to SterlingRisk Insurance Acct No. CLKHLLC-01
		510.16	Payment to York International Agency, LLC Policy Number: EASX100084
		17,391.00	Property / Builders Risk to Insurance Office of America, Inc. Account: CLKPROP-01
		25,000.00	Legal Services Rendered to Law Firm of Seth Stein PC
1,640.00			Land Trust Fees to Chicago Title Land Trust Company Trust #103917-04
60,283.57			Water Cert FBO Chicago Dept of Water to Chicago Dept of Finance- Water FPC# 1161039
108,897.57			Water Cert FBO Chicago Dept of Water to Chicago Dept of Finance- Water FPC# 1161043
53,649.52			Water Cert FBO Chicago Dept of Water to Chicago Dept of Finance- Water FPC# 1161053
		8,500.00	Annual Premium to Genatt V LLC Invoice No.: 25
		8,500.00	Annual Premium to Genatt V LLC Invoice No.: 26
600,000.00			Legal Fees to BUPD Law
		19,000.00	Fees for Professional Services to Thompson Hine LLP Invoice No. 2884274
5,632,500.00			Post Closing Escrow to Proper Title LLC

### Settlement Statement

Seller			Buyer	
Debit	Credit		Debit	Credit
6,264.02		Miscellaneous Charges (continued)		
		IDOR Stop Order Escrow to BUPD Law		
5,397,169.00		Proceeds of Sale to Investment Property		
		Exchange Services		
		EX 18 24131 TF		
2,485.00		Land Trust Fees to Chicago Title Land Trust		
		Company		
		Trust #25-2956		
22,000,000.00	22,000,000.00	Subtotals	38,375,912.44	28,878,894.29
		Balance Due FROM Buyer		9,497,018.15
22,000,000.00	22,000,000.00	Totals	38,375,912.44	38,375,912.44

BUYER:

Maynard - 5101 N. Sheridan LLC, a Delaware limited liability company

BY: \_\_\_\_\_

SELLER:

Chicago Title Land Trust Company, as successor trustee to Lasalle Bank National Association as trustee under Trust Agreement dated 11/17/77 and known as Trust No. 25-2956

BY:  its atty

Chicago Title Land Trust Company, as successor trustee to American National Bank and Trust Company of Chicago, as trustee under the provisions of a certain trust agreement, dated the 3rd day of November, 1987 and known as trust number 103917-04

BY:  its atty

Proper Title, LLC

BY: 

Proper Title, LLC



